



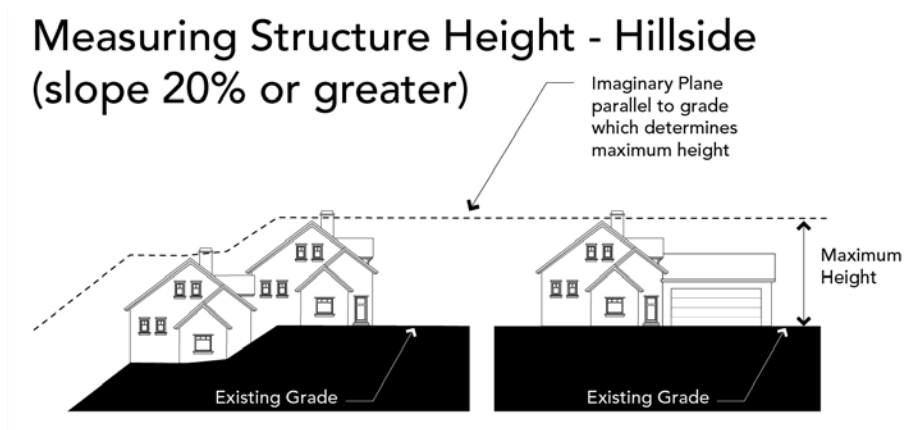
CHAPTER 2. ZONING REGULATIONS

PART 5. RESIDENTIAL ZONES

DIVISION 0. R-M RESIDENTIAL MOUNTAINOUS SINGLE FAMILY ZONE

9250.3.1.2. HILLSIDE DEVELOPMENT STANDARDS

The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade, refer to the illustration below. "Existing grade" shall be established by the Director, consistent with parcels in the immediate vicinity. No dwelling shall exceed more than two (2) stories or the maximum building height based on the lot width in Sec.9250.3.1. This includes an exposed basement.

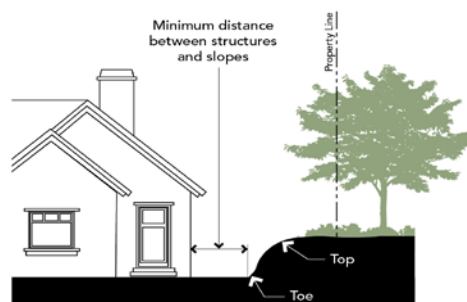


A. Minimum Distance between Structures and Slopes

In addition to the setback requirements that apply to the underlying zone, no building or structure shall be permitted to be erected closer to the toe or top of slopes than the following distance. For the purposes of this Section, swimming pools, spas, and fish ponds constructed on the lot shall be considered as structures.

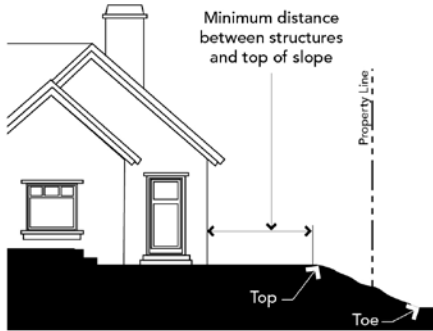
1. Between a structure and the toe of slope where the slope is between the structure and front, side, and/or rear property line(s): **5 feet**

Minimum Distance Between Structures and Slopes





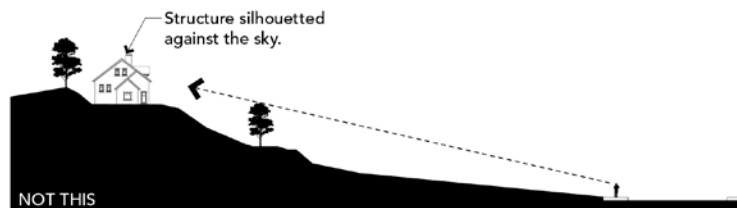
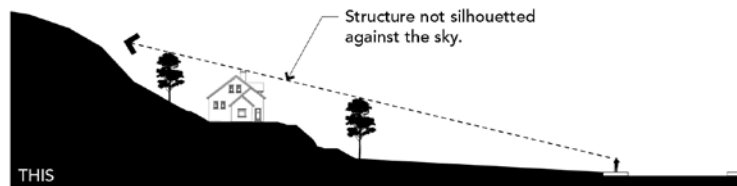
2. Between a structure and the top of slope where the slope is between the structure and front, side and/or rear property line(s): **5 feet**



B. Ridgeline Protection

1. Placement below ridgeline - Structures shall be located so that a vertical separation of at least 30 feet is provided between the top of the structure and the top of the ridge or knoll to maintain the natural appearance of the ridge. Grading should also be avoided within 30 vertical feet of the top of a ridge or knoll. Placement of structures should also take advantage of existing vegetation for screening, and should include the installation of additional native plant materials to augment existing vegetation, where appropriate.
2. Structures shall not be placed so that they appear silhouetted against the sky when viewed from a public street, except where the Review Authority determines that the only feasible building site cannot comply with this standard.

Residential Hilltop Line of Sight



**9250.3.1.3 FLOOR AREA RATIO**

The Floor Area Ratio (FAR) shall be the numerical value shown in the following table as obtained by dividing the following by the lot size: the residential floor area of any building(s) located on the lot including the main dwelling, detached accessory structures, accessory dwelling units, all garage area except the required parking by the Municipal Code and City regulations, enclosed patios, and high volume ceilings (all interior areas above 14 feet in height). The following shall be excluded from FAR: required parking spaces (450 square feet for a two car garage and 650 square feet for a three car garage), a fourth parking space (200 square feet maximum) for a home over 5,000 square feet in size, basements, and non-enclosed covered structures such as covered patios or porches, and balconies.

Lot Size	Floor Area Ratio
Less than 7,500 sf	45% of lot area
7,501 – 10,000	3,375 sq ft plus 40% of lot area over 7,500 sq ft
10,001 – 15,000	4,375 sq ft plus 35% of lot area over 10,000 sq ft
15,001 – 20,000	6,125 sq ft plus 25% of lot area over 15,000 sq ft
20,001 – 30,000	7,375 sq ft plus 20% of lot area over 20,000 sq ft
30,001 +	9,375 sq ft plus 15% of lot area over 30,000 sq ft
Incentive for One-Story Homes	3% of the lot area in additional floor area

9250.3.3. SIDE YARD.

There shall be a side yard on each side of a building not less than ten (10) feet or ten percent (10%) of the width of the lot as measured at the front property line, whichever is greater. The lot width for determining the interior side yard setback shall be taken at the front lot line or at the required front yard setback line, whichever is greater. Any portion of a single-story in excess of twelve (12) feet high and/or any portion of a second story including second story architectural features and walls shall be not less than fifteen (15) feet or twenty percent (20%) of the width of the lot as measured at the front property line, whichever is greater. The maximum setback requirements for a single story portion of a main dwelling shall be fifteen (15) feet and the maximum setback requirement for a second story shall be twenty (20) feet. The lot width for determining setbacks on lots with more than fifty percent (50%) frontage on a cul-de-sac terminus shall be measured at the required building setback line.

Exceptions:

1. A portion of a gable roof and walls there-under which do not exceed a maximum height of twenty (20) feet and which enclose a portion of the first floor living area and/or interior stairwells which have no window(s) facing the side yard, may encroach into the above-required setback but in no event shall such encroachment be less than the required first floor setback except as may be approved pursuant to the modification regulations.
2. Fireplaces not exceeding eight (8) feet in width which do not project from the building wall more than two (2) inches for each one (1) foot of the width of such side yard.
3. Architectural features (not including eaves) on the first floor which do not project more than two (2) inches for each one (1) foot of the width of such side yard.
4. Eaves may extend or project a maximum of two (2) feet beyond the required setback on both the first and second floor. (Amended by Ord. 1881 adopted 4-5-88; amended by Ord. 1927 adopted 9-4-90).



9250.3.4. REAR YARD.

There shall be a rear yard of not less than twenty-five (25) feet. Any two-story portion of a dwelling shall have a rear yard setback of not less than thirty-five (35) feet. **For lots over 150 feet in depth, an additional one foot of rear yard setback is required on each story for each ten (10) feet of additional lot depth beyond 150 feet.**

9250.3.6. PARKING.

All required parking spaces shall be provided on the same site as the main dwelling unit. For each main dwelling unit that is less than 5,000 square feet and has less than five bedrooms, there shall be not less than two (2) parking spaces on the same site as the main building in an enclosed garage. For new dwellings, additions, or rebuilds having five (5) or more bedrooms, one (1) additional parking space shall be provided within an enclosed garage. that is, or will cause 5,000 square feet or more and/or have or will have five (5) or more bedrooms in that dwelling unit, one (1) additional parking space shall be provided within an enclosed garage.

Exceptions:

A. A tandem parking space may be allowed to satisfy an additional (third) required parking space, subject to Design Review process.

A.B. At least two (2) covered off-street parking spaces measuring not less than ten (10) feet by twenty (20) feet each with adequate individual access shall be provided for each dwelling unit.

B.C. A garage or carport opening directly upon a side street shall be located not less than twenty (20) feet from the street side lot line.

C.D. The required off-street parking area shall be paved. (Amended by Ord. 1881 adopted 4-5-88)

~~9250.3.10. MOTOR VEHICLE LIMITATIONS—PURPOSE AND LEGISLATIVE FINDINGS.~~

~~The purpose of Arcadia Municipal Code Sections 9250.3.11, 9251.2.15 and 9252.2.24 is to help maintain appropriate residential appearance and minimize blight in the community. It has been determined that an increasing number of complaints exist with regard to the outdoor storage of large numbers of motor vehicles on single family residentially zoned property. The City's single family residential zones are intended to serve primarily as areas in which residential dwellings may be constructed, families housed and activities which are incidental to and typical to residential living may be enjoyed. It is recognized that there is a point at which the existence of numerous motor vehicles on property may constitute a use inconsistent with zoning and more consistent with maintenance of a public nuisance and eyesore in the particular neighborhood. The purpose of the ordinance from which this section derives is to address these and related concerns and is consistent with the following findings:~~

- ~~A. The City Council of the City of Arcadia ("Council") has determined that the City has an extensive and widely recognized history and reputation for well kept properties and that the general welfare of the City is founded, in part, upon the appearance and maintenance of properties.~~
- ~~B. The Council has determined that the keeping or maintaining of properties at variance with the level of maintenance of surrounding properties will result in substantial diminution in the enjoyment, use, and aesthetic and property values of such surrounding properties.~~
- ~~C. The Council has determined that it is desirous to enhance and promote the maintenance of property and the enhancement of the livability, community appearance, and the social and economic conditions of the community.~~
- ~~D. The Council has further determined that the uses and abuses of property as described in this Section reasonably relate to the proper exercise of police power to protect the health, safety and general welfare of the public.~~
- ~~E. The Council has determined that the provisions described in this Section will enhance the appearance and value of such properties rather than be a burden on the owners thereof.~~



- ~~F. The strong role of aesthetic concerns as justification for exercise of the police power has been reemphasized by the United States Supreme Court in recent cases.~~
- ~~G. The maintenance of the numerous motor vehicles on residential property can constitute or contribute to conditions inconsistent with the aforementioned purpose and findings. Enforcement shall be consistent with the purpose and findings set out in this Section. (Added by Ord. 1824 adopted 12-3-85)~~

~~9250.3.11. MOTOR VEHICLE LIMITATIONS—REQUIREMENTS.~~

~~No more than four (4) motor vehicles shall be parked in the open, that is, in a manner whereby the vehicles are visible from the adjacent public rights of way, on any single family residential lot for more than five (5) consecutive days, unless a Modification has been obtained to allow such use.~~

~~The following factors shall be considered in determining whether to grant or deny a Modification, and in the imposition of conditions of approval:~~

- ~~1. The size of the lot;~~
- ~~2. The location of the motor vehicles;~~
- ~~3. The visibility and proximity of the motor vehicles to the street and adjacent property;~~
- ~~4. The use and purpose of such vehicles;~~
- ~~5. The operability and appearance of the vehicles. The term "motor vehicles" as used in these Sections shall not include the following vehicles: trucks one ton or larger, registered commercial vehicles, motorcycles, motorbikes, buses, motorhomes,~~

~~9250.3.13 RESERVED~~ BASEMENTS

1. Basements shall not extend beyond the external walls of the first floor of the structure above the basement.
2. On any lot, the minimum setback to the basement wall is 10 feet from any property line.
3. Light wells for basements and exterior stairways to basements are permitted to the extent necessary to comply with Building and Fire Codes, and shall maintain a minimum of 5'-0" clearances from the light wells and/or exterior stairways to the property lines.